

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 3a Cowper Street, Sandringham Vic 3191

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,475,000 & \$1,550,000

Median sale price

Median price \$2,145,000 Property Type House Suburb Sandringham

Period - From 25/06/2023 to 24/06/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	27 Crisp St HAMPTON 3188	\$1,500,000	17/05/2024
2	102 Bamfield St SANDRINGHAM 3191	\$1,500,000	28/03/2024
3	31 Hobson St SANDRINGHAM 3191	\$1,450,000	24/02/2024

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 25/06/2024 10:44



3 1 1

Property Type:
Divorce/Estate/Family Transfers
Land Size: 239 sqm approx
Agent Comments

Indicative Selling Price
\$1,475,000 - \$1,550,000
Median House Price
25/06/2023 - 24/06/2024: \$2,145,000

Comparable Properties



27 Crisp St HAMPTON 3188 (REI)

Agent Comments

3 1 2

Price: \$1,500,000
Method: Sold Before Auction
Date: 17/05/2024
Property Type: House (Res)
Land Size: 406 sqm approx



102 Bamfield St SANDRINGHAM 3191 (REI)

Agent Comments

2 1 1

Price: \$1,500,000
Method: Private Sale
Date: 28/03/2024
Property Type: House



31 Hobson St SANDRINGHAM 3191 (REI)

Agent Comments

3 2 2

Price: \$1,450,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)
Land Size: 325 sqm approx